



FILE: PA02-0096

DATE: October 11, 2002
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA02-0096 for Site Development Permit
APPLICANT: John Laing Homes Luxury Group

I. NATURE OF PROJECT:

Site Plan approval for a model sales complex on lots 1 thru 5 in Tract 16407. The models are located on lots 1 through 4 with a sales office on lot 4 and a parking area for 13 cars on lot 5. Typical landscaping, temporary entry monument, directional signs and pennant flags on 20 feet high poles are proposed for the complex. In addition to Tract 16407, the model complex will also be used for the sale of homes in Tracts 16408, 16409, 16424 and 16425. These tracts are all part of Vesting Tentative Tract Map No. 15586 (2nd Revised-Substantial Conformance). The construction of the all the dwelling in these tracts was included in Planning PA98-0049 for Coastal Development Permit. The construction of the model homes is subject to the Conditions of Approval of both TT 15586 and PA98-0049.

The model home sales complex is located in Planning Area 3B of the Newport Coast PC/LCP on the southerly side of Archipelago Drive between Reef Point Drive and Dunes Bluff. Access to the parking area is from Archipelago Drive.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code Section 7-9-150 "Discretionary Permits and Procedures".

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 11, construction or placement of accessory or temporary structures) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: C:\My Documents\Newport Coast\PA02-0096 Staff Laing Models.doc

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.